

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Giovanni Moss, Acting Director, Housing and Community Development, (954) 797-1226

PREPARED BY: Giovanni Moss, Acting Director, Housing and Community Development

SUBJECT: PILOT Agreement

AFFECTED DISTRICT: Townwide - BCHA Programs Benefit all of Davie Residents

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: AGREEMENT - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE MAYOR TO RENEW AN AGREEMENT BETWEEN THE TOWN OF DAVIE AND THE BROWARD COUNTY HOUSING AUTHORITY WAIVING PAYMENT IN LIEU OF TAXES (PILOT) IN EXCHANGE FOR SERVICES AND DONATIONS; AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF: Pursuant to State Statute 421, the Town for the previous nine years has waived the Payment in Lieu of Taxes (PILOT) on the two (2) affordable housing projects owned by the BCHA, in return for in-kind services and donations. Housing Authorities are not-for-profit entities that rely on government subsidies for their operational costs; therefore, municipalities waive PILOT costs as a means of furthering affordable housing opportunities for their residents.

The Housing and Community Development Department has an excellent relationship with the BCHA. The BCHA is currently undertaking the reconstruction of Ehlinger Apartments in the Town's Driftwood CDBG Target Area.

Under the terms of the PILOT Agreement, the BCHA will provide in-kind and related services valued at a minimum of \$31,500, as follows: \$13,500 for housing counseling for 30 Davie residents @ \$350 each; \$18,000 for 1,200 sq. ft. at Griffin Gardens Elderly Housing Complex for a community room/congregate meals and health screenings and follow-ups for all residents.

This Agenda item was slated to come before the Town Council in late October, 2008. Regrettably, the Palma Nova Mobile home Park closing came up in at the end of August,

2008. This situation with the possibility of its adverse affect on a large number of Palma Nova residents necessitated that the Housing and Community Development staff give priority to resolving the many problems facing the Palma Nova residents. Thus, this Agreement will be retroactive back to 10/1/08.

PREVIOUS ACTIONS: Reso. R-85-119, Reso. R-99-139, and Reso.R-2006-024

CONCURRENCES:

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Motion to Approve Resolution

Attachment(s): Resolution , BCHA Request Letter, BCHA Agreement

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE MAYOR TO RENEW AN AGREEMENT BETWEEN THE TOWN OF DAVIE AND THE BROWARD COUNTY HOUSING AUTHORITY WAIVING PAYMENT IN LIEU OF TAXES (PILOT) IN EXCHANGE FOR SERVICES AND DONATIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Broward County Housing Authority (BCHA) owns and operates two projects in the Town of Davie which serve low and moderate income renters; and

WHEREAS, The Housing Authority of Broward County enjoys an excellent working relationship with the Town of Davie and wishes to continue working together as “partners” in providing quality affordable housing to Davie residents; and

WHEREAS, in order to further housing opportunities and affordable rental housing to Davie residents, the Town historically waives the Payment in Lieu of Property Taxes (PILOT) on public housing projects owned and operated by the BCHA, in exchange for the in-kind services and donations provided which have an estimated value of \$31,500+-; and

WHEREAS, the current 3-Year Agreement between the Town and the BCHA which provides cultural, civic, recreational and social service programs at Ehlinger Apartments and Griffin Gardens, will expire on September 30, 2008; and

WHEREAS, the Town Council wishes to extend the PILOT Agreement with the BCHA for another the (3) year term which will conclude September 30, 2011.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF DAVIE, FLORIDA:

SECTION 1: The Town Council of the Town of Davie does hereby renew the Agreement between the Town of Davie and the Broward County Housing Authority (BCHA) for the three (3) year period beginning on October 1, 2008 and concluding September 30, 2011, and authorizes the Mayor to execute said Agreement, a copy of which is attached hereto .

SECTION 2: This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2009.

MAYOR/COUNCILMEMBER
ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2009

**AN AGREEMENT BETWEEN THE TOWN OF DAVIE
AND THE BROWARD COUNTY HOUSING AUTHORITY
(BCHA) WAIVING THE PAYMENT IN LIEU OF TAXES
(PILOT) IN EXCHANGE FOR IN-KIND SERVICES AND
DONATIONS PROVIDED TO THE TOWN OF DAVIE.**

WHEREAS, The Housing Authority of Broward County enjoys an excellent working relationship with the Town of Davie and wishes to continue working together as “partners” in providing quality affordable housing to Davie residents; and,

WHEREAS, the BCHA is a “significant partner” in the Town’s Harmony Village Community Redevelopment/Revitalization Initiative” and other projects to enhancing the quality of life for Davie’s lower-income residents; and,

WHEREAS, the BCHA owns and operates Ehlinger Apartments and Griffin Garden Apartments in Davie which serve low- income renters; and

WHEREAS, the BCHA provides donated space and in-kind services at the above projects which is valued at \$35,100- which includes social service and health programs at Griffin Garden Apartments; and

WHEREAS, in return for such in-kind services, the Town historically waives the Payment in Lieu of Taxes (PILOT) on the projects described above; and

WHEREAS, the Town Council wishes to extend the PILOT Agreement with the BCHA for another three (3) year period beginning on October 1, 2008 and which shall conclude on September 30, 2011.

The Town of Davie (Town) and the Broward County Housing Authority (BCHA) hereby agree to the provisions set forth in Articles I and II below.

ARTICLE I

The Housing Authority shall continue to provide to the Town of Davie the following sites, space, materials and services, for social, cultural, civic, and recreational purposes during the period of October 1, 2008 through September 30, 2011.

Housing Counseling Services - The BCHA will continue to provide “Housing Counseling Services” to 30 Davie residents annually, at an average cost of \$450, with a total in kind value of \$13,500; and, will provide periodic reports to the Town’s Housing and Community Development Director on services rendered.

Griffin Gardens Apartments - 4881 Griffin Road, Davie, Florida - The BCHA will continue to provide the community room for the adult congregate meals, as well as an arts and crafts room and health services area @ 1200 square feet of donated space with an estimated rental value of \$18,000 annually. This facility will continue to serve residents of Davie other than those residing at Griffin Gardens.

ARTICLE II

The Town of Davie shall waive payment in lieu of taxes for the period of October 1, 2008 through September 30, 2011.

BROWARD COUNTY HOUSING AUTHORITY

TOWN OF DAVIE

Kevin Cregan, ChiefExecutive Officer

Date

Tom Truex, Mayor

Date



4780 North State Road 7 • Lauderdale Lakes, Florida 33319 • 954-739-1114 • 954-535-0407 fax • 954-735-4371 TDD • www.bchafl.org

August 21, 2008

Ms. Shirley Taylor-Prakelt, Director
Housing and Community Development
Town of Davie
4700 SW 64th Avenue
Davie, Florida 33314

Dear Ms. Taylor-Prakelt:

This is to request your assistance in extending the agreement we have had with the Town of Davie for many years. Our current agreement concludes on September 30, 2008. Historically the Broward County Housing Authority has provided donated space and in-kind services to residents of the Town with the Town waiving the Payment in Lieu of Taxes. I request the Town's consideration of extending our agreement for another three year period ending September 30, 2011.

During the three year period we propose to continue to provide housing counseling services to residents of the Town. I estimate that we would serve approximately 30 residents each year with a total value per resident of \$450 for a total in-kind value of \$13,500.

We will also continue to provide the community room for adult congregate meals. This area is 1,200 square feet with an estimated in-kind value of \$18,000 annually. For your information, we have recently completed a major remodeling of both the community room and main lobby at Griffin Gardens. There is new flooring, new ceilings, a new kitchen, new furniture and flat screen TV (with DVD player) for the residents. We have also entered into an agreement with *Quality of Life Group Living Programs* to provide health screenings and follow-ups for all residents.

Finally, you are aware of our plans for the redevelopment of Ehlinger Apartments. We anticipate a state of the art affordable housing property there within the next couple of years. We hope to increase density there from the current 100 units to help address the ever growing need for affordable housing. However, we also plan to have a wide range of amenities for the residents and an apartment complex that both the BCHA and the Town of Davie can be proud of.

Please let me know if you have any questions or need additional information.

Sincerely

Kevin Cregan
Chief Executive Officer

cc: BCHA Board of Commissioners

BOARD OF COMMISSIONERS: Sharon Day, Chair; Mercedes J. Núñez, Vice Chair; John E. Amdius; Joseph M. Cobo; Juan Selaya
CHIEF EXECUTIVE OFFICER: Kevin Cregan